



MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
WORKSHOP MEETING
THURSDAY, MARCH 4, 2010
AT 5:00 P.M.
ROOM 305, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

1. CALL TO ORDER.

Chairperson Beckendorf called the workshop meeting to order at 5:03 p.m.

Commission members present: Mr. Michael Beckendorf, Mr. John Bond, Mr. Scott Hickle, Mr. G.H. Jones, Mr. Prentiss Madison, Mr. Don Maxwell.

Staff members present: Mr. Martin Zimmermann, Planning Administrator; Ms. Michelle Audenaert, Economic Development Planner; Mr. Paul Kasper, City Engineer; Mr. Barney Williams, Assistant City Engineer; Ms. Meredith Wilganowski, Assistant City Attorney; and Mr. Brent Elliott, Planning Intern.

2. STAFF PRESENTATION, DISCUSSION AND POSSIBLE ACTION CONCERNING CURRENT AND FUTURE CAPITAL IMPROVEMENT PROJECTS.

Mr. Paul Kasper gave a presentation on Capital Improvement Projects (CIP) for the City of Bryan. Discussion ensued between the commissioners and staff.

Chairperson Beckendorf stated that sidewalks to and around schools are the most important issue in his opinion.

Commissioner Maxwell echoed Chairperson Beckendorf's opinion and also stated that the gateways from College Station to Bryan should be of high importance as well.

3. DISCUSSION AND POSSIBLE DIRECTION TO STAFF CONCERNING MASONRY CONSTRUCTION GUIDELINES FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENTS.

Chairperson Beckendorf stated that discussion during workshop meetings are a better option than forming a committee.

Commissioner Maxwell warned that any regulation should not monopolize a specific type of material and does sees problems in legislating “tacky” design techniques.

Mr. Zimmermann stated that the public input will be a high priority and that there will be difficulty in forming regulation which is not too technical but is also not too open.

4. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF MARCH 4, 2010.

Mr. Zimmermann distributed a letter from Ms. Dorothy S. Bienski, property owner on Bennet Street, which spoke against approving the conditional use permit because of concerns of transmission of radiation.

Ms. Wilganowski stated that FCC regulations prohibit the possibility of disease causing attributes from being a basis for decision making.

Ms. Audenaert stated that she received a phone call from another property owner who spoke in favor of the request. Additionally, she noted that a conditional use permit requires five (5) votes in favor for approval.

5. STAFF ANNOUNCEMENTS.

A. City Council direction to staff regarding residential personal care facilities text amendments.

Mr. Zimmermann stated that as requested by the City Council, planning staff has ceased work on any text amendments regarding residential personal care facilities.

B. ½-day training workshop on March 25, 2010.

Mr. Zimmermann reminded the Commission of the ½-day training workshop to take place on the morning of Thursday March 25, 2010.

C. Proposed meeting dates for a joint meeting with the City of College Station’s Planning and Zoning Commission.

Mr. Zimmermann stated that possible dates for the joint meeting of the City of College Station and City of Bryan’s Planning and Zoning Commissions are May 17th, 18th, and 24th.

6. FUTURE AGENDA ITEMS.

Mr. Beckendorf stated that he would like the subcommittee on setbacks to continue their work.

7. ADJOURN.

Without objection, Chairperson Beckendorf adjourned the meeting at 6:00 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on the **15th** day of **April, 2010**.

Michael Beckendorf, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, Planning Administrator
and Secretary to the Planning and Zoning
Commission